

V384352

SANITARY CONTROL EASEMENT

DATE: OCTOBER 25, 2001

10/26/01 300638914 V384352

\$13.00

GRANTOR: HUFFMAN HOLLOW, LTD.

GRANTOR'S ADDRESS: P.O. BOX 489, NEW CANEY, TEXAS, 77357

GRANTEE: LCJ MANAGEMENT, INC.

GRANTEE'S ADDRESS: 25,000 F.M. 2100, HUFFMAN, TEXAS, 77336

SANITARY CONTROL EASEMENT:

Purpose, Restrictions and Uses of Easement:

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
2. The construction and operation of underground petroleum and chemical storage tanks and liquid transmission pipelines, stock pens, feedlots, dump grounds, privies, cesspools, septic tank or sewage treatment drainfields, improperly constructed water wells of any depth, and all other construction or operation that could create an unsanitary condition within, upon, or across the property subject to this easement are prohibited within this easement. For the purpose of the easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, and cemeteries is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.
5. This easement permits normal farming and ranching operations, except that livestock shall not be allowed within 50 feet of the water well.

PROPERTY SUBJECT TO EASEMENT:

Being 1.6227 Acres of land out of a 9.7902 acre tract, being all of that certain subdivision plat of Huffman Hollow Apartments, in the John Merry Survey, Abstract Number 49, according to the plat thereof recorded in Film Code No. 486098 of the Harris County Map Records said 1.6227 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at the most northerly west corner of said Huffman Hollow Apartments, lying in the south line of Huffman-Eastgate Road, approximately 590 feet east along the south line of Huffman-Eastgate Road from its intersection with the east line of F.M. 2100, lying at the northeast corner of a 2.6625 acre tract of land described in deed recorded in Harris County Clerk's File Number R993759 of the Official Public Records of Real Property of Harris County, Texas;

**THENCE** S.00°11'14"W. 458.99 feet along a west line of said Huffman Hollow Apartments, being also the east line of said 2.6625 acres to the southeast corner of said 2.6625 acres tract;

**THENCE** S.88°55'24"W. 331.64 feet along a north line of said Huffman Hollow Apartments, being also the south line of said 2.6625 acres and also the south line of a 2.00 acre tract described in deed recorded in Harris County Clerk's File Number S534267 of the Official Public Records of Real Property of Harris County, Texas, to a northwest corner of said Huffman Hollow Apartments;

**THENCE** S.00°09'24"W. 190.58 feet along the west line of Huffman Hollow Apartments;

**THENCE** S.89°50'36"E. 34.01 feet to the **PLACE OF BEGINNING** and a point on the arc of a curve the center of which is the Huffman Hollow Apartments Water Well which is located S.89°50'36"E. 150.00 feet;

**THENCE** 471.24 feet in a northerly direction following the arc of said curve to the right, having a radius of 150.00 feet, a central angle of 360°00'00" to the **PLACE OF BEGINNING**.

**TERM:**

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

**ENFORCEMENT:**

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the

violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION

of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor(s), the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

GRANTOR: HUFFMAN HOLLOW, LTD., a Texas Limited Partnership, has caused these presents to be signed by, Larry C. Washburn and Jim M. Washburn, officers of Plummer Properties, Inc., a Texas Corporation, its General Partner, the President thereunto authorized attested by its secretary to be signed this 25 day of October, 2001.

Plummer Properties, Inc., General Partner of  
HUFFMAN HOLLOW, LTD.

By: Larry C. Washburn By: Jim M. Washburn  
President, Larry C. Washburn Secretary, Jim M. Washburn

ACKNOWLEDGEMENT

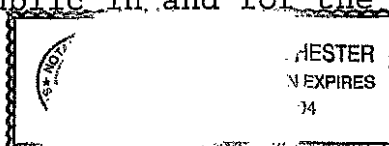
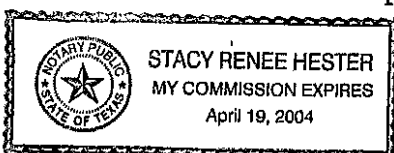
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry C. Washburn and Jim M. Washburn, officers of Plummer Properties, Inc., a Texas Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of  
, 2001.

Stacy Renee Hester  
STACY RENEE HESTER

Notary Public in and for the State of Texas



Return To:  
LCT Management  
P.O. Box 489  
New Caney TX 77357

545-22-1612

FILED

2001 OCT 26 PM 2:09

*Dorothy L. Kayman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time  
clamped hereon by me, and was duly RECORDED. In the Official Public Records of Real Property of Harris  
County, Texas on

OCT 26 2001



*Dorothy L. Kayman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS